179.0	0006	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	757,800	/	757,800
USE VALUE:	757,800	/	757,800
ASSESSED:	757,800	/	757,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
434		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAVES MARIA M/TRUSTEE
Owner 2:	CHAVES FAMILY TRUST
Owner 3:	
Street 1:	434 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Aluminum Exterior and 2621 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7840.000	298,500	700	458,600	757,800
Total Card	0.180	298,500	700	458,600	757,800
Total Parcel	0.180	298,500	700	458,600	757,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.15 | /Parcel: 289.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	121861
GIS Ref	
GIS Ref	
Insp Date	08/15/18

!14114!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,500	700	7,840.	458,600	757,800		Year end	12/23/2021
2021	101	FV	288,200	700	7,840.	458,600	747,500		Year End Roll	12/10/2020
2020	101	FV	288,200	700	7,840.	458,600	747,500	747,500	Year End Roll	12/18/2019
2019	101	FV	243,600	700	7,840.	452,100	696,400	696,400	Year End Roll	1/3/2019
2018	101	FV	240,900	0	7,840.	347,300	588,200	588,200	Year End Roll	12/20/2017
2017	101	FV	240,900	0	7,840.	327,600	568,500	568,500	Year End Roll	1/3/2017
2016	101	FV	240,900	0	7,840.	301,400	542,300	542,300	Year End	1/4/2016
2015	101	FV	239,800	0	7,840.	281,700	521,500	521,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:21:54

LAST REV

Date	Time
08/29/18	09:25:14
apro	

TAX DISTRICT

PAT ACCT. 14114

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAVES MARIA M	28734-420		6/22/1998	Family	99	No	No		F

USER DEFINED

Prior Id # 1:	121861
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Inspected	BS	Barbara S
7/12/2018	MEAS&NOTICE	CC	Chris C
1/13/2009			
11/4/2008	Meas/Inspect	345	PATRIOT
4/20/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7840		Sq. Ft.	Site		0	70.	0.84	6									458,638						458,600	

Total AC/HA:	0.17998	Total SF/SM:	7840	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,638	Spl Credit		Total:	458,600

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02612007
Adj $ / SQ:	138.526
Other Features:	131419
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432609
Depreciation:	134109
Depreciated Total:	298500

COMMENTS

OF = BIDAY IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

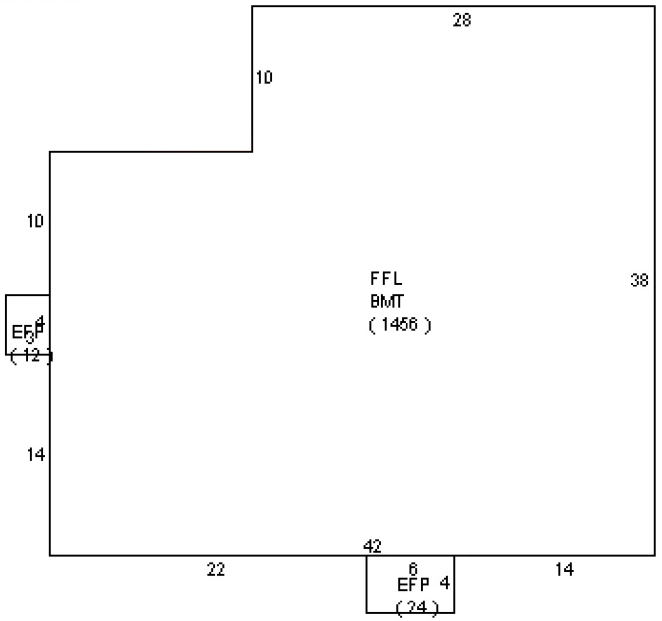
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.53
Special Features:	0	Val/Su Net:	101.26
Final Total:	298500	Val/Su SzAd	205.01

SKETCH



Sum Area By Label :
FFL = 1456
BMT = 1456
EFP = 36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,456	66.490	96,813
FFL	First Floor	1,456	138.530	201,694
EFP	Enclos Porch	36	74.500	2,682

Net Sketched Area:	2,948			Total:	301,189
Size Ad	1456	Gross Area	2948	FinArea	2621

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

179.0-0006-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700